



SUP # 2011-0075

## Administrative Special Use Permit Application

Please type or print legibly

**PROPERTY LOCATION:** 25 S. Quaker Lane, Alexandria, Virginia 22314

**ZONE:** CSL/Commercial

**TAX MAP REFERENCE:** 061.03-01-04 (Account#: 50412300)

Service Low

**APPLICANT'S INFORMATION:**

**Applicant:** Samuel Ford, Inc. **Business/Trade Name:** Rocklands

**Address:** 25 S. Quaker Lane, Alexandria, Virginia 22314

**Phone:** 703-778-9663

**Email:** Alexandria@Rocklands.com

**PROPOSED USE:**

- ☐ Day Care Center
- ☐ Restaurant
- ☒ Outdoor Dining (not within the King Street Retail Overlay)
- ☐ Light Auto Repair
- ☐ Overnight Pet Boarding
- ☐ Live Theater
- ☐ Outdoor Food and Crafts Market Center
- ☐ Outdoor Garden Center
- ☐ Catering Business
- ☐ Outdoor Display
- ☐ Valet Parking

**Please read and sign after the statement:**

I have read and understand the general standards and the requirements for the use for which I am applying and have attached the Worksheet for the use.

**Signature:** *Samuel Ford, Inc.*

Please submit the following with this application form:

Site Plan At a minimum, show and label the subject property, surrounding buildings, and streets. Show, label and give dimensions for all parking spaces, entrances and exits, and trees and shrubbery.

Floor Plan At a minimum, show and label all interior features inside and outside seats, tables, counters, equipment, etc. as appropriate to the use. Show, label and give dimensions for all entrance and exit doors and windows, rooms/areas, staircases, elevators and bathrooms.

Worksheet for specific use from Checklist and Worksheet package.

Other materials, as required by specific use (see Guide to Administrative SUPs Checklist & Worksheets).

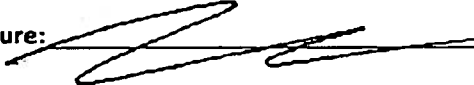
## PROPERTY OWNER'S AUTHORIZATION

As the property owner, I hereby grant the applicant use of 255 Guaker Ln Alexandria 22314  
(property address), for the purposes of operating a Rockland Restaurant (use)  
business as described in this application.

I also grant permission to the City of Alexandria to visit, inspect, photograph and post placard notice on my property.

Name: MEHRDAD YAYARI Phone: 703-569-9596

Address: 6347 Rolling Rd SFX 22152 Email: Carpetland@verizon.net

Signature:  Date: 10/22/11

## 1. The applicant is the (check one):

- ☐ Owner  
☐ Contract Purchaser  
☒ Lessee or  
☐ Other: \_\_\_\_\_

of the subject property.

State the name, address and percent of ownership of any person or entity owning an interest in the applicant or owner, unless the entity is a corporation or partnership, in which case identify each owner and the percent of ownership.

John B. Snedden (P)	90%
<hr/>	
Todd A. Snedden (S/T)	5%
<hr/>	
Deborah L. Snedden (VP)	5%
<hr/>	

If property owner or applicant is being represented by an authorized agent such as an attorney, realtor, or other person for which there is some form of compensation, does this agent or the business in which the agent is employed have a business license to operate in the City of Alexandria, Virginia?

☒ Yes. Provide proof of current City business license

☐ No. The agent shall obtain a business license prior to filing application, if required by the City Code.

**USE CHARACTERISTICS****2. Please give a brief statement describing the use:**

Provide outdoor seating for up to 16 seats.

\_\_\_\_\_

\_\_\_\_\_

**3. Please describe the proposed hours of operation:**

Days	Hours
Daily	

**Or give hours for each day of the week**

Monday	11:00am - 8:30pm
Tuesday	11:00am - 8:30pm
Wednesday	11:00am - 8:30pm
Thursday	11:00am - 8:30pm
Friday	11:00am - 9:00pm
Saturday	11:00am - 9:00pm
Sunday	11:00am - 8:30pm

**4. Please describe the capacity of the proposed use:**

- A. How many patrons, clients, pupils and other such users do you expect? Specify time period (i.e., day, hour, or shift).

Daytime - 16 seats x 2 turnovers; Evening - 16 seats x 2 turnovers

- B. How many employees, staff and other personnel do you expect? Specify time period (i.e., day, hour, or shift).

No Change

**5. A. How many parking spaces of each type are provided for the proposed use:**

25 per  
lease

<del>N/A</del>	Standard and compact spaces
<del>N/A</del>	Handicapped accessible spaces
<del>N/A</del>	Other

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- B. Please give the number of:  
Parking spaces on-site ~~28~~ 25  
Parking spaces off-site N/A

If the required parking will be located off-site, where will it be located?

\_\_\_\_\_

**6. Please provide information regarding loading and unloading for the use:**

- A. How many loading spaces are available for the use? 1
- B. Where are off-street loading spaces located? Adjacent to side door of  
restaurant
- C. During what hours of the day do you expect loading/unloading operations to occur? No change
- D. How frequently are loading/unloading operations expected to occur, per day or per week, as appropriate? No change

**7. If any hazardous materials or organic compounds (for example paint, ink, lacquer thinner, or cleaning or degreasing solvent), as defined by the state or federal government, be handled, stored, or generated on the property, provide the name, monthly quantity, and specific disposal method below:**

N/A

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

**APPLICANT'S SIGNATURE**

Please read and initial each statement:

Initial: WM THE UNDERSIGNED, hereby applies for a Special Use Permit in accordance with the provisions of Article XI, Section 11-500 of the 1992 Zoning Ordinance of the City of Alexandria, Virginia.

Initial: WM THE UNDERSIGNED, hereby attests that all of the information herein provided and specifically including all surveys, drawings, etc., required to be furnished by the applicant are true, correct and accurate to the best of their knowledge and belief. The applicant is hereby notified that any written materials, drawings or illustrations submitted in support of this application and any specific oral representations made to the Director of Planning and Zoning on this application will be binding on the applicant unless those materials or representations are clearly stated to be non-binding or illustrative of general plans and intentions, subject to substantial revision, pursuant to Article XI, Section 11-207(A)(10), of the 1992 Zoning Ordinance of the City of Alexandria, Virginia.

LORI K. MURPHY, ESQ.  
Print Name of Applicant or Representative

  
Signature

10/26/2011  
Date

**If this application is being filed by someone other than the business owner (such as an agent or attorney), please provide the information below:**

Representative's Address: Bean, Kinney & Korman, P.C.

2300 Wilson Boulevard, 7th Floor  
Arlington, Virginia 22201

Phone: 703-525-4000

Email: Lmurphy@beankinney.com

Fax: 703-525-2207

**OUTDOOR DINING**

Zoning Ordinance Section 11-513(M)

**Qualify for Administrative Review?**Is the proposed outdoor dining accessory to an approved indoor restaurant? ☒ Yes ☐ NoWill the hours for outdoor dining be the same as those approved for the indoor restaurant? ☒ Yes ☐ NoWill the outdoor dining have 20 seats or fewer? ☒ Yes ☐ NoWill live entertainment be **prohibited** from the outdoor seating area? ☒ Yes ☐ NoWill advertising be **excluded** from the outdoor seating area? ☒ Yes ☐ NoWill an employee be assigned to the outdoor dining area to make sure it is cleared and washed at the close of each business day? ☒ Yes ☐ No**If yes to all questions, the business qualifies for administrative review. If no to any question, speak to P&Z staff about the full SUP process. A layout plan must be reviewed and approved for the outdoor dining.****Note: This process does not apply to businesses within the King Street Retail Overlay. Please speak to P&Z staff about a different administrative process for outdoor dining.****WORKSHEET – Answer each question. Attach a separate sheet of paper if necessary.****PART OF APPROVED INDOOR RESTAURANT****Outdoor dining must be connected to an approved indoor restaurant.**What restaurant is the outdoor dining connected to? Rocklands Barbeque and Grilling Co.**LOCATION ON PRIVATE PROPERTY****Outdoor dining, including seats, planters, wait stations and barriers, must be located on private property unless authorized by an encroachment ordinance.**Will the outdoor dining be located only on private property? YesWhat steps will you take to ensure that components, such as planters and barriers, do not encroach onto the public sidewalk? Entirely on private property**NUMBER OF SEATS****Only 20 seats may be located at outdoor tables in front of the restaurant.**How many seats will be included in the outdoor seating? 16**ALCOHOL SERVICE****Alcohol service, to the extent allowed for indoor dining, is permitted; no off-premise alcohol sales are permitted.**Is on-premise alcohol service proposed? Yes**OUTDOOR DINING PLAN****Please submit a detailed plan with your application****A plan for layout of the outdoor dining must be submitted for review and approval by the director. The business must maintain compliance with the approved layout. Any changes to the approved layout may require further review by staff.****Complete the Administrative Special Use Permit Application on the following pages.**



**Rocklands Barbeque and Grill – Alexandria Location**

**25 S. Quaker Lane, Alexandria, VA 22314**

Outdoor Seating to be located in the area currently used as the first two parking spaces



**Rocklands Barbeque and Grill – Alexandria Location**  
**25 S. Quaker Lane, Alexandria, VA 22314**  
Entrance  
Seating located to the left

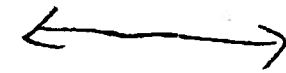




Building



Building



Building

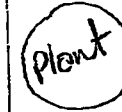
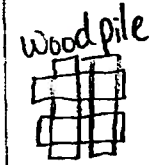
9 ft

9 ft

Door Door

6x6 Picnic  
Table

6x6 picnic  
table



Steps

Planter  
Box

Ramp

15 ft

15 ft

6x6 picnic  
table

6x6 picnic  
table



9 ft

9 ft

12 ft.

4 1/2 ft